

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2019-0038.0A**Z.A.P. DATE:** 11/05/2019**SUBDIVISION NAME:** Decker Lofts**AREA:** 11.60 acres**LOT(S):** 1**OWNER/APPLICANT:** Danish Ali**AGENT:** Pape-Dawson Engineers, Inc., Sarah Ulusoy (512-454-8711)**ADDRESS OF SUBDIVISION:** 9000 Decker Lane**GRIDS:** Q26**COUNTY:** Travis**WATERSHED:** Decker Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**PROPOSED LAND USE:** One Multi-Family Lot**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks immediately adjacent to the development along Decker Lane will be constructed with the site plan.**DEPARTMENT COMMENTS:** The request is for approval of Decker Lofts consisting of one multi-family lot on 11.60 acres.**STAFF RECOMMENDATION:** The staff recommends approval of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Paul Scoggins**PHONE:** 512-854-7619Email address: paul.scoggins@traviscountytexas.gov



SCALE: $1'' = 100'$

BL	BUILDING SETBACK LINE
DOC	DOCUMENT NUMBER
R.P.R.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
P.R.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
D.R.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
ROW	RIGHT OF WAY
VOL	VOLUME
PG	PAGE(S)
ETJ	EXTRATERRITORIAL JURISDICTION
POB	POINT OF BEGINNING
PUE	PUBLIC UTILITY EASEMENT
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
• • • •	SIDEWALK
BM	BENCHMARK



1. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF AUSTIN.
2. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEMS.
3. THIS SUBDIVISION IS NOT LOCATED IN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
4. THE WATER AND WASTEWATER UTILITY SYSTEMS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, & TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING BY PONDING OR OTHER APPROVED METHODS.
10. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION, AND TREE PROTECTION.
11. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
12. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
13. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
14. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
15. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
16. A TRAVIS COUNTY ESD 12 PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
17. A TXDOT DRIVEWAY PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
18. SIDEWALK COORDINATION IS DEFERRED TO BE PART OF THE SITE PLAN APPROVAL PROCESS AND WILL BE COORDINATED WITH TXDOT AT THAT TIME.
19. NO OBJECTS, INCLUDING BUT NOT LIMITED TO: BUILDINGS, FENCES, AND LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY. (AND OTHER APPROPRIATE JURISDICTION).
20. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
21. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
22. SITE PLANS AND SUBDIVISIONS SHALL MEET ALL APPLICABLE CODES, ORDINANCES, STATUTES AND GUIDELINES ESTABLISHED BY TRAVIS COUNTY ESD 12.
23. PARKLAND FEES IN THE AMOUNT OF \$45,736.51 DOLLARS WERE PAID FOR 262 AMOUNT OF UNITS TO THE CITY OF AUSTIN.
24. THIS PROPERTY IS RESTRICTED TO MULTI-FAMILY RESIDENTIAL USE.

BEARINGS ARE BASED ON THE ON THE
NORTH AMERICAN DATUM OF 1983 NAD
83 (NA 2011), EPOCH 2010.00, FROM
THE TEXAS COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:
0.99988
COA GRID: Q-26

BENCHMARKS:
BENCHMARK ELEVATIONS ARE BASED ON
NAVD88, GEOID 03

BENCHMARK NO. 100
SET COTTON SPINDLE IN UTILITY POLE
GRID N: 10088726.6'
GRID E: 3154871.5'
ELEV: 594.05'

BENCHMARK NO. 101
SET COTTON SPINDLE IN UTILITY POLE
GRID N: 10088934.3'
GRID E: 3154981.0'
ELEV: 589.67'

DATE OF PLAT PREPARATION: DECEMBER 26, 2018
DATE OF PLAT SUBMITTAL: JUNE 4, 2019

FINAL PLAT
OF
DECKER LOFTS

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DANISH ALI, BEING OWNER OF THAT CERTAIN 11.613 ACRE TRACT OF LAND, SITUATED IN THE JAMES BURLESON SURVEY, BLOCK NO. 19, ABSTRACT NO. 4, IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014065772 AND IN DOCUMENT NO. 2014113902 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 11.613 ACRES IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE CHAPTER 212, TO BE KNOWN AS:

DECKER LOFTS

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2019, A.D.

BY: _____
DANISH ALI
17127 SPILLER
SPRING, TEXAS 77379

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY, ON THIS DAY PERSONALLY APPEARED DANISH ALI, KNOWN TO ME THROUGH VALID IDENTIFICATION TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE PROCEEDING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE INSTRUMENT IN THE PERSON'S OFFICIAL CAPACITY FOR THE PURPOSE AND CONSIDERATION EXPRESSED IN THE INSTRUMENT.

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME ON _____, _____, 2019

BY _____

NOTARY PUBLIC, STATE OF TEXAS _____

PRINTED NAME _____

MY COMMISSION EXPIRES _____

ENGINEER'S CERTIFICATION:

I, MARK A. RAMSEUR, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR FLOOD AS DEFINED BY F.E.M.A. MAP 48453C0480J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

MARK A. RAMSEUR, P.E. 88748
10/17/2019

ENGINEERING BY:
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY, BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711



SURVEYOR'S CERTIFICATION

I, PARKER J. GRAHAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT, COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON JULY 12, 2018.

PARKER J. GRAHAM R.P.L.S. 5556

SURVEYING BY:
PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY, BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711



10/17/2019

THIS SUBDIVISION IS LOCATED WITHIN THE TWO (2) MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2019 A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 2019.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING UPON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONER COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 2019.

JOLENE KIOLBASSA
CHAIR

ANA AGUIRRE
SECRETARY

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2019, A.D. AT _____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____, 2019, A.D. AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2019, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS

10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: DECEMBER 26, 2018
DATE OF PLAT SUBMITTAL: JUNE 4, 2019

SHEET 2 OF 2

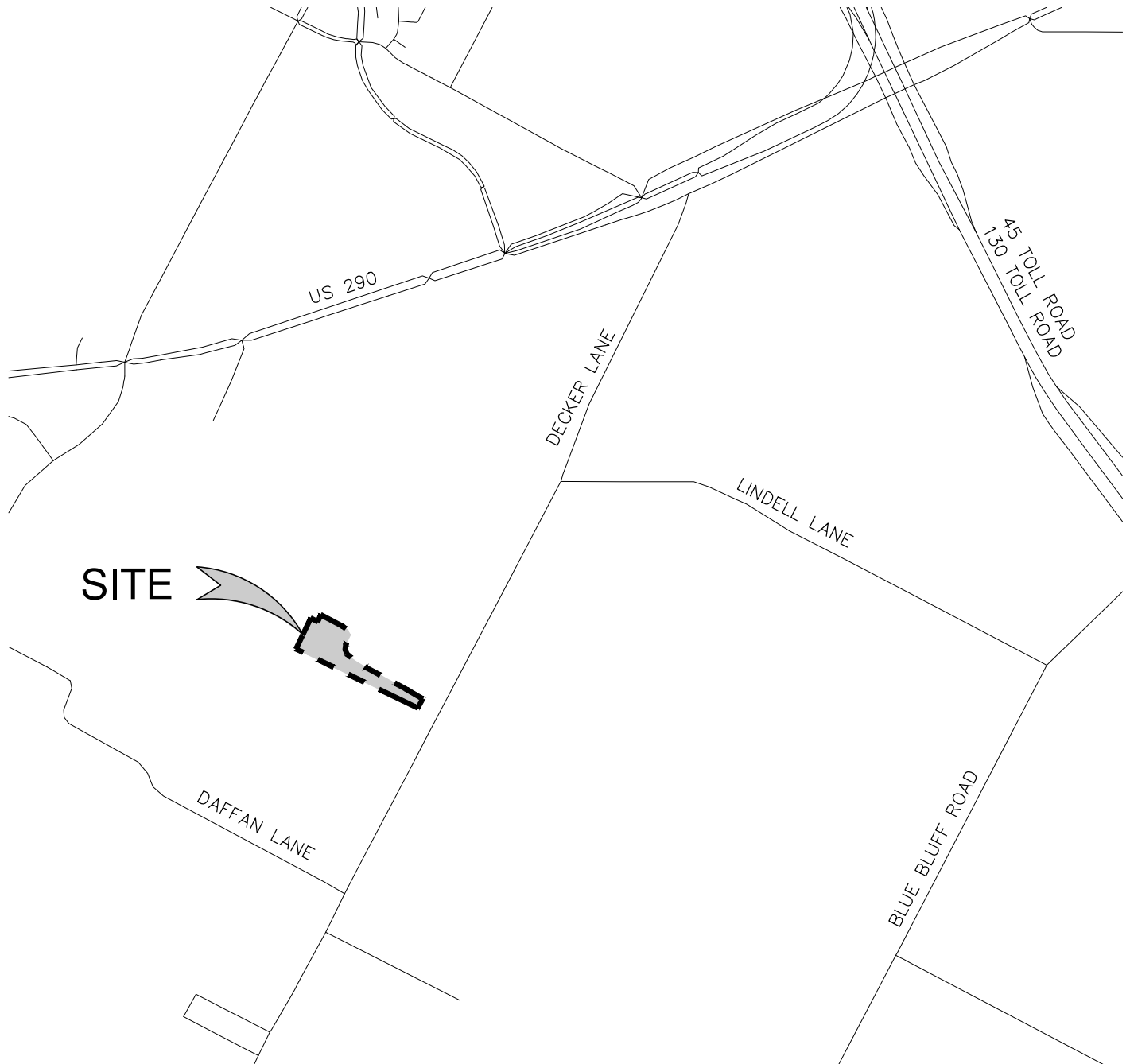
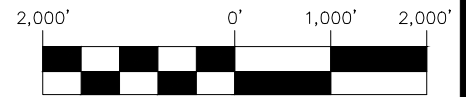
C8J-2019-0038.0A

LEGEND

— — — — — SITE BOUNDARY



SCALE: 1" = 2,000'



JOB NO. 51038-00
 DATE JUNE 2018
 DESIGNER
 CHECKED DRAWN, TR
 SHEET 1 of 1

DECKER LOFTS

AUSTIN ETJ, TEXAS

LOCATION MAP



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 7000 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78767 | 512.464.5711
 TYPE FIRM REGISTRATION #476 | TDPUS FIRM REGISTRATION #10000001